

SENATE BILL 1496

By Stanley

AN ACT to amend Tennessee Code Annotated, Title 13,  
Chapter 6 and Title 29, Chapter 3, relative to  
structures unfit for occupation or use.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 13, Chapter 6, is amended by adding the following language as a new §13-6-105 and by redesignating the current §13-6-105 as §13-6-106:

§ 13-6-105.

Any municipality, neighborhood or tenant association, or nonprofit corporation that has been duly organized as such and has as one of its goals the improvement of housing conditions in the county or municipal corporation in which the building involved is located, or any neighbor or tenant of such a building, may bring a civil action to enforce any local building, housing, air pollution, sanitation, health, fire, zoning, or safety code, ordinance, or regulation applicable to the building against the owner of the building for failure to maintain the property in the manner required by this section.

§ 29-1-116.

SECTION 2. Tennessee Code Annotated, Title 29, Chapter 3, is amended by adding the following as a new, appropriately designated section thereto:

The existence of a vacant structure in any municipality or county which is unfit for human occupation or use due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering the structure unsafe or unsanitary, or dangerous or detrimental to the health, safety or morals, or otherwise inimical to the welfare of the residents of the municipality or county, which has been cited by any municipal or county code

enforcement agency, and found in violation of the municipal or county ordinance three (3) or more times within the last twelve (12) months for violations related to habitability of the structure as described in this section is hereby declared to be a public nuisance, and the same may be abated under any procedure now provided by law for the abatement of any public nuisance, and such abatement may be accomplished by injunction; provided, however, that this provision shall only apply to vacant properties.

SECTION 3. This act shall take effect July 1, 2007, the public welfare requiring it.